

ANTELOPE VALLEY REDEVELOPMENT PLAN LINCOLN,

74s

screening from adjacent property. An R-8 CUP will allow the density and height requested as part of the Project and minimize impacts on neighboring properties through building design, setbacks and screening. A zoning text amendment will be necessary as CUPs are not currently permitted in the R-8 zoning district.

3. Financing and Cost Benefit Analysis

As required by Nebraska Community Development Law (Neb.Rev.Stat. §18-2113), the City has analyzed the costs and benefits of the proposed Project including:

• Tax Revenues

Upon completion of the Project, the assessed value of the property will increase by an estimated \$4,213,676. This will result in an estimated \$691,250 in Tax Incremental Financing (TIF) over 14 years for public improvements. The public investment of the projected \$691,250 will leverage private investment of approximately \$7,856,000 resulting in more than \$11.36 of private investment for every City TIF dollar spent.

• Public Infrastructure and Community Public Service Needs Impacts

It is not anticipated that the Project will have an adverse impact on existing public infrastructure or City services.

• Employment Within & Outside the Redevelopment Project Area

There are no employers with the Project Area. There will be no adverse impact on employment within or outside the Project Area.

• Other Impacts

As calculated from a 2002 report by the National Association of Home Builders, the additional annually recurring impact of having 127 rental apartments in a typical area would include \$2.92 million in local income, \$501,650 in taxes and other revenue for local government, and 41 local FTE jobs. These estimates, based on apartment occupants paying taxes and otherwise participating in the local economy, also take into account natural vacancy rates.

P. 23rd and O Street Project

1. Project Description

The 23rd and O Street Project is the rehab and expansion of an existing retail building to be used for providing health services. It is located between O Street

Project Area Context & Boundaries



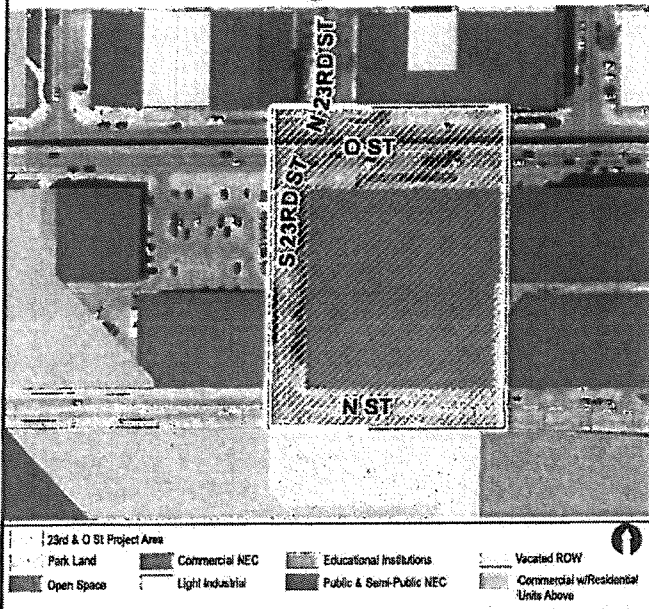
on the north, N Street on the south, 23rd Street on the west and the north south alley on the east. See *Project Area Context & Boundaries*, above.

The site is approximately two acres and is currently comprised of a single story commercial building and associated parking. The building is deteriorating and functionally obsolete. The site lacks trees and landscaping and the parking lot is in poor condition. Surrounding land uses include retail to the north, east and west. Elliot Elementary School is southeast -- the school parking lot, which also contains a trail head, immediately to the south. The project is less than a block from the Antelope Valley waterway (See *Existing Land Use*). The site is zoned B-4

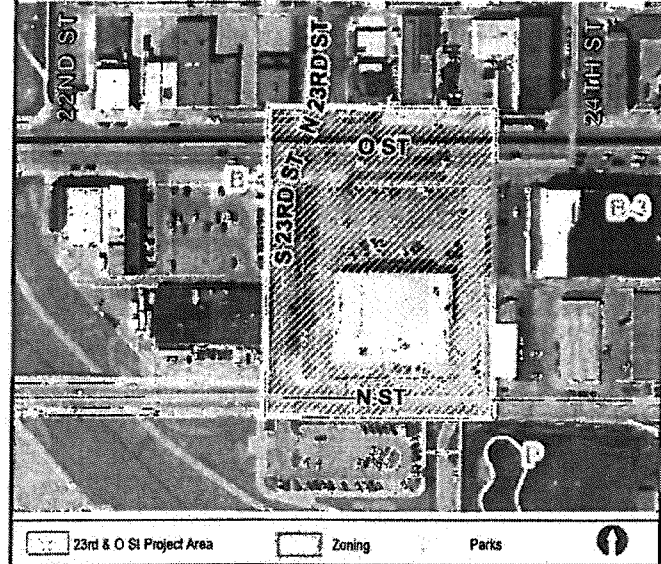


Existing building
from 23rd & O
Streets

Existing Land Use



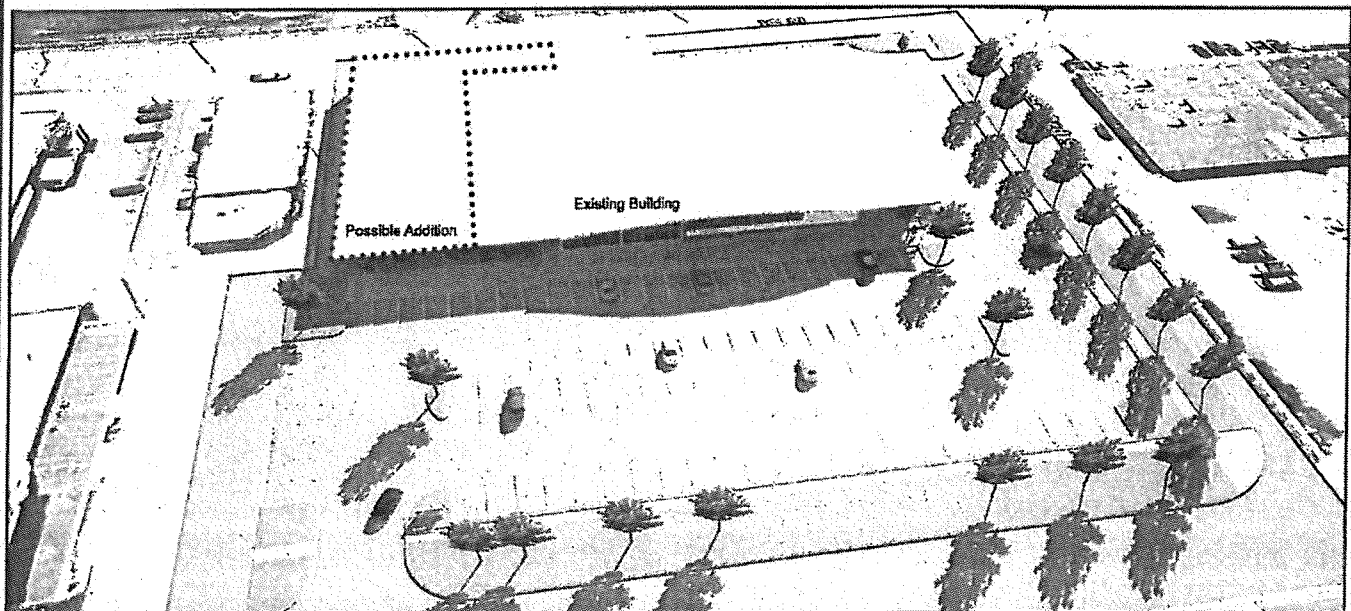
Existing Zoning



Lincoln Center Business District which includes Downtown Design Standards. As illustrated in *Existing Zoning*, other districts adjacent to the site include B-3 Commercial District to the east and P Public Use to the south, encompassing Elliot School and the Antelope Valley waterway.

The proposed project will be a general, integrated community health clinic providing outpatient medical care and behavioral health services, including mental health and substance abuse services. A small in-house pharmacy is proposed along with space for

office support. The existing building is a single story facility that will require complete indoor and outdoor renovation including asbestos removal. The current building footprint of 23,500 square feet may be expanded to include an 8,000 square foot addition on the east side of the building. Façade and window treatments will be consistent with downtown design standards on the front of the building facing O Street and on the expansion area, and to the degree possible on the other façades. The project will include a complete resurfacing and reconfiguration of the parking lot with landscaping and screening along O



Proposed Preliminary Site Plan

and 23rd Streets, consistent with City design standards. See *Proposed Preliminary Site Plan* on the previous page and a *Preliminary View of the North Façade* below.

The project area boundaries are defined in the *Project Area Context & Boundaries* map. Project area public improvements may include energy and façade enhancements, property acquisition, asbestos removal and demolition.

The project area is not in a flood plain; however, there is a large underground box culvert under the building and parking lot. Tree planting and other major landscaping or extensive digging over the top of the box culvert must be avoided. Use of large equipment involving outriggers over the box culvert should also be avoided unless a professional structural engineer can show no problems will occur.

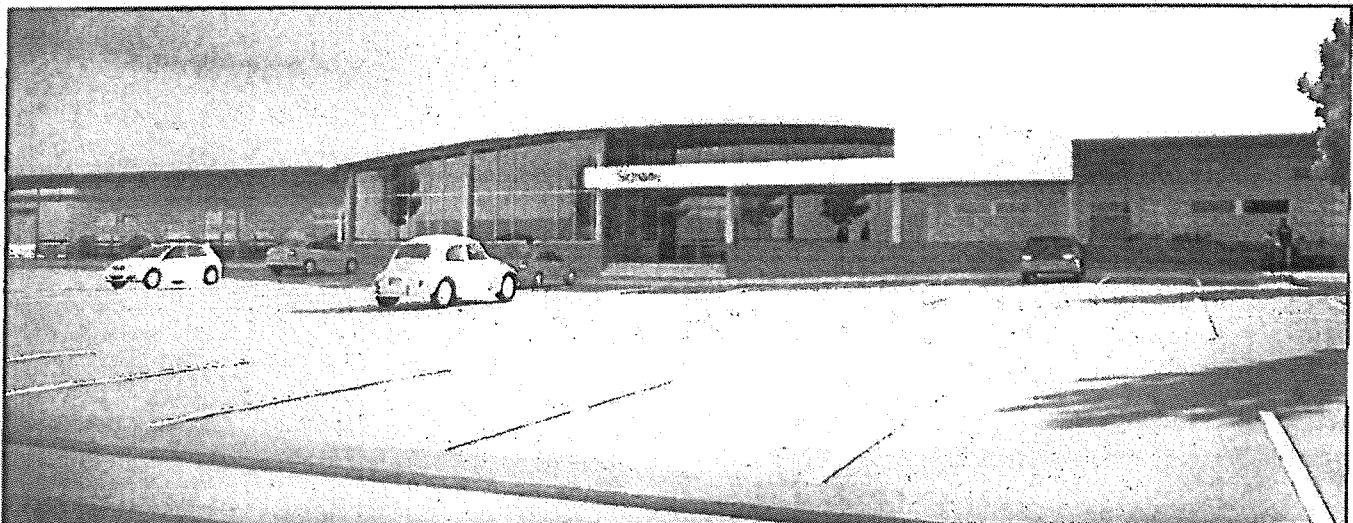
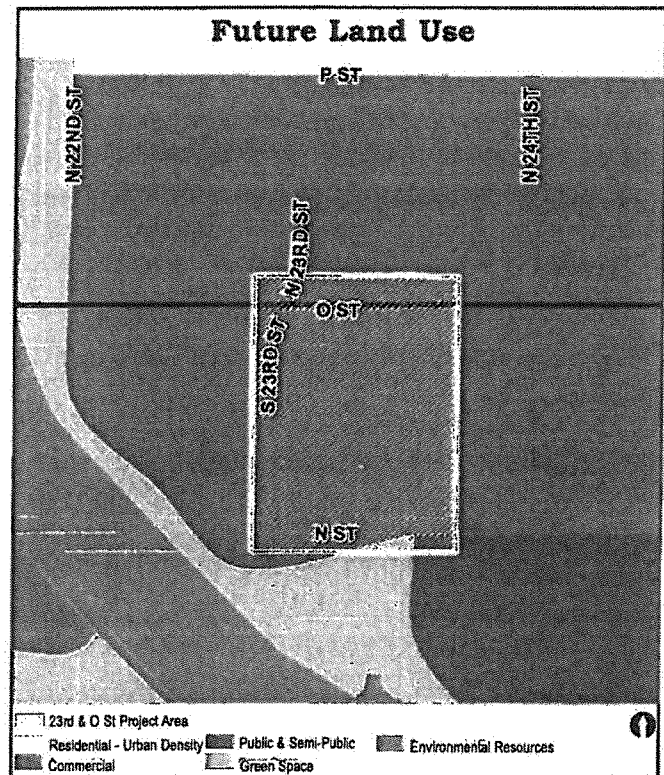
2. Statutory Elements

♦ **Property Acquisition, Demolition, and Disposal:** No public acquisition of private property, relocation of families or businesses, or the sale of property is necessary to accomplish this Project. The existing building will not be demolished although extensive internal and external demolition, including asbestos removal, will be necessary to completely renovate the structure.

♦ **Population Density:** The proposed development at the Project site contains no residential units and no residential units are envisioned. The Project consists of renovated commercial development which will not affect population density in the Project area.

♦ **Land Coverage:** Land coverage and building density will not be altered with construction of the Project. If the 8,000 square foot expansion occurs, land coverage will increase slightly. *Future Land Use* is shown below.

♦ **Traffic Flow, Street Layouts, and Street Grades:** The City's Public Works and Utilities Department has indicated that the Project is not likely to result in a significant increase in traffic. Access points will be reduced and no turn lanes are required.



Prelimeinary View of the North Façade

- ♦ **Parking:** A private, approximately 120 stall at-grade surface parking lot will be constructed on site.
- ♦ **Zoning, Building code, and Ordinances:** Current zoning is B-4 with no re-zoning required. Applicable building codes will be met and, to the degree possible, downtown design standards.

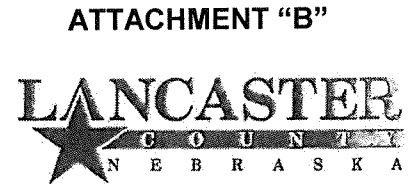
3. Financing and Cost Benefit Analysis

As required by Nebraska Community Development Law (Neb.Rev.Stat. §18-2113), the City has analyzed the costs and benefits of the proposed Project including:

- ♦ **Tax Revenues:** Upon completion of the Project, the assessed value of the property will increase by an estimated \$4,000,000. This will result in an estimated \$520,000 in Tax Increment Financing (TIF) over 15 years for public improvements. The public investment of the projected \$520,000 will leverage the private investment of approximately \$5,300,000 resulting in more than \$10.19 of private investment for every City TIF dollar spent.
- ♦ **Public Infrastructure and Community Public Service Needs Impacts:** It is not anticipated that the Project will have an adverse impact on existing public infrastructure or City services.
- ♦ **Employment Within & Outside the Redevelopment Project Area:** The Project will not have any adverse impact on employment within or outside the redevelopment project area. The number of current staff is 68 with anticipated staff growth to 96 by January 2018.
- ♦ **Other Impacts:** The clinic will assist in increasing medical homes in the community. It is anticipated that the number of patient visits by January 2016 will be 7,240 increasing to 23,040 by January 2018. This is not an unduplicated client count and represents clients that may be seen several times per year, but it demonstrates the need that can be accommodated and met with an integrated clinic at this location.



LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT
555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov



ATTACHMENT "B"

October 17, 2014

TO: Neighborhood Associations/Organizations (within one-mile radius)
Larry Hudkins, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: Comprehensive Plan Conformance No. 14022: Amendment to the Antelope Valley Redevelopment Plan
(23rd and O Street Project)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for:

Comprehensive Plan Conformance No. 14022, requested by the Director of the Urban Development Department, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, a proposed amendment to the Antelope Valley Redevelopment Plan as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, to add the "23rd and O Street Project" which includes the rehab and expansion of an existing retail building to be used for providing health services, on approximately 2.0 acres, more or less, generally located between O Street on the north, N Street on the south, South 23rd Street on the west and the north-south alley on the east. The project area includes adjacent rights-of-way of O Street, N Street and South 23rd Street. The Antelope Valley Redevelopment Plan area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate I-180 on the west; and the area east of Downtown is generally bounded by 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south, Lincoln, Lancaster County, Nebraska. The Planning Commission action is a recommendation to the City Council.

A map and project description are attached, for your information. Additional information may be found at www.lincoln.ne.gov (Keyword= PATS). Click on the "Selection Screen" under "Featured Links", type in the application number (i.e. CPC14022), click on "Search", then "Select". The "Related Documents" are at the bottom of the screen.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, October 29, 2014**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department at 402-441-8211 or whjermstad@lincoln.ne.gov; or the project planner in the Planning Department, Paul Barnes, at 402-441-6372 or pbarnes@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, October 23, 2014, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at www.lincoln.ne.gov (keyword = pcagenda).

If you have any questions, please do not hesitate to contact me.

Sincerely,

Jean Preister
Administrative Officer

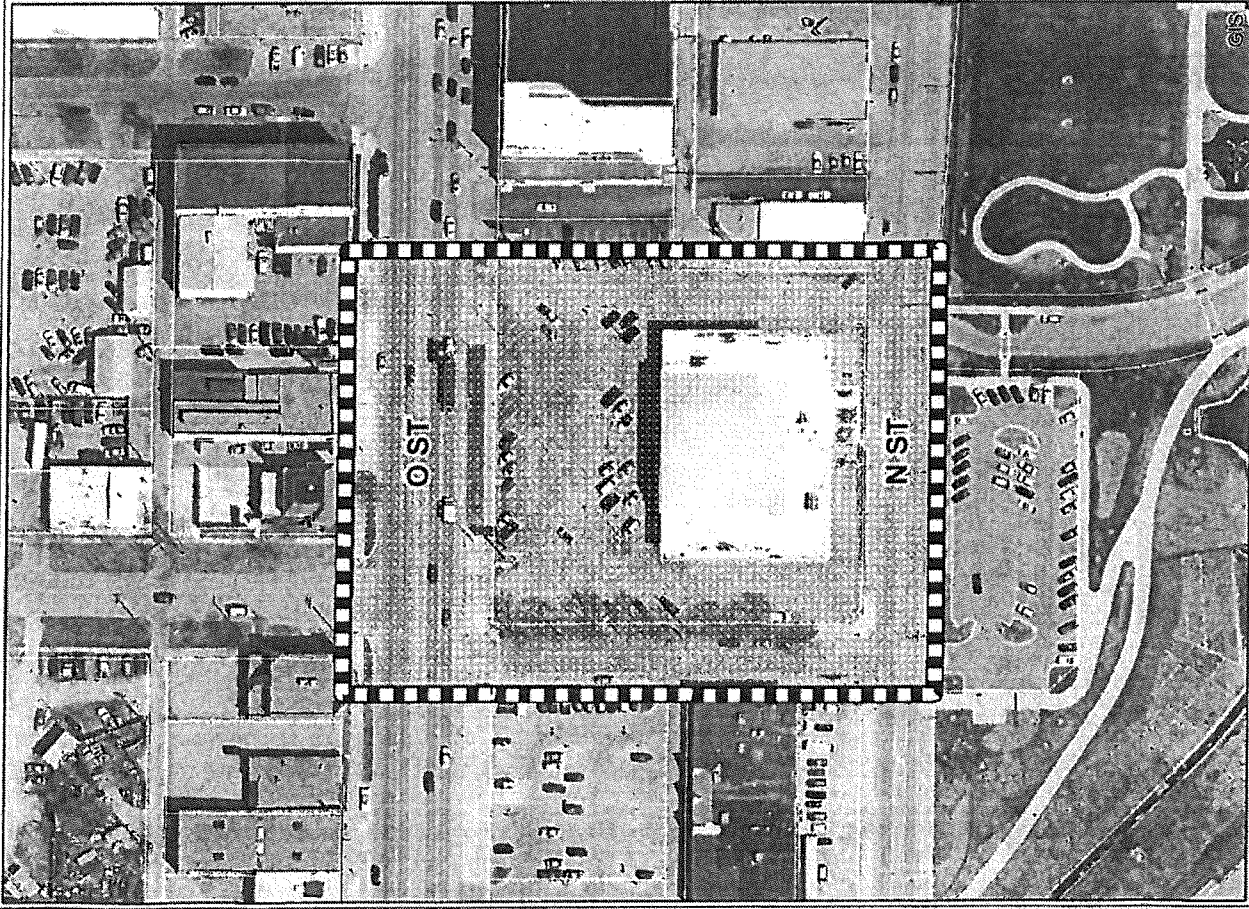
cc: David Landis and Wynn Hjermstad, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor

McCombs Commercial Realty
Derek Zimmerman, Attorney at Law

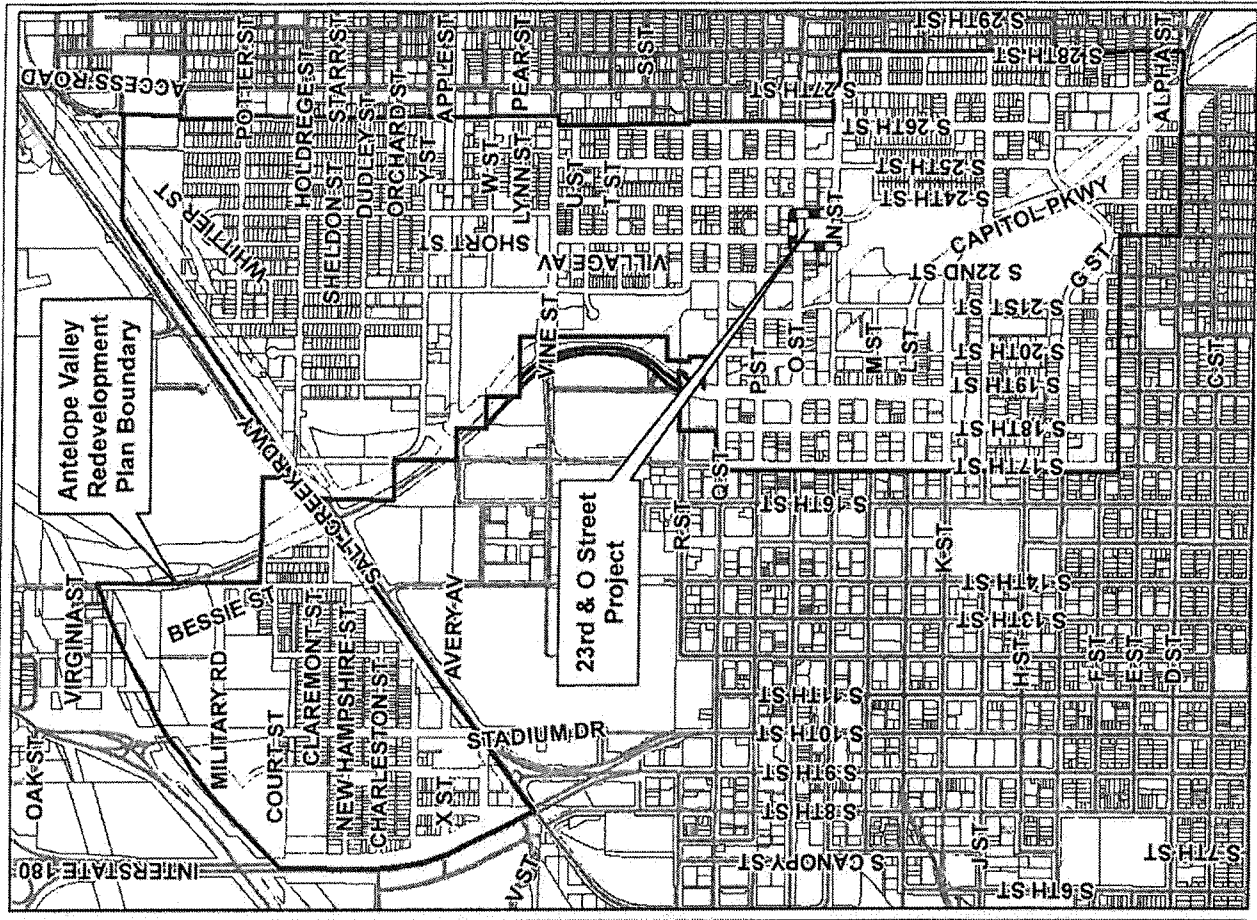
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ACCOMMODATION NOTICE: The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participation in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402-441-7624 as soon as possible before the scheduled meeting date in order to make your request.





2013 aerial



m:\planreview\CF\Development\AreaDrawings.mxd (CPC 14022)

Comprehensive Plan Conformance #14022 Antelope Valley Redevelopment Plan 23rd & O Street Project

Tracy Corr
40th & A Neighborhood Association
1001 S. 37 St.
Lincoln, NE 68510

JoAnn Asch
Antelope Park Neighborhood Association
3035 Franklin Street
Lincoln, NE 68502

Cletia Price
Antelope Park Neighborhood Association
1810 Jefferson Avenue
Lincoln, NE 68502

Ted Triplett
Belmont Neighborhood Association
4420 N. 14th Street
Lincoln, NE 68521

Kile Johnson
Capitol Beach Community Association
1227 Lincoln Mall
Lincoln, NE 68508

Maurice Baker
Clinton Neighborhood Association
3259 Starr St.
Lincoln, NE 68503

Renee Malone
Clinton Neighborhood Association
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Lincoln, NE 68503

Justin Carlson
Country Club Neighborhood Association
3065 Sheridan Boulevard
Lincoln, NE 68502

Doug Evans
Country Club Neighborhood Association
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Lincoln, NE 68502

Judy Zohner
Downtown Neighborhood Association
1300 G St. Unit 304
Lincoln, NE 68508

Kelly Stahly
40th & A Neighborhood Association
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Lincoln, NE 68510

Lisa Good
Antelope Park Neighborhood Association
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Lincoln, NE 68502

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Belmont Neighborhood Association
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Lincoln, NE 68521

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Capitol Beach Community Association
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Lincoln, NE 68501

Tim Francis
Capitol View
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Lincoln, NE 68503

Bob Reeves
Clinton Neighborhood Association
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Lincoln, NE 68503

Gloria Eddins
Clinton Neighborhood Association
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Lincoln, NE 68503

Linda Wibbels
Country Club Neighborhood Association
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Lincoln, NE 68502

Shirley Doan
Country Club Neighborhood Association
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Dean Settle
Downtown Neighborhood Association
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Lincoln, NE 68508-1501

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East Campus Community Organization
1217 N. 38th St.
Lincoln, NE 68503

Roy Maurer
East Campus Community Organization
1444 N. 37th St.
Lincoln, NE 68503

Paul Johnson
East Campus Community Organization
1415 N. 41st St
Lincoln, NE 68503

Jeff Tangeman
Everett Neighborhood Association
1144 Peach Street
Lincoln, NE 68502

William Wood
Everett Neighborhood Association
808 D St.
Lincoln, NE 68502

Matt Schaefer
Everett Neighborhood Association
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Lincoln, NE 68502

Barbara Cornelius
Hartley Neighborhood Association
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Lincoln, NE 68503

Chris Lesiak
Hartley Neighborhood Association
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Lincoln, NE 68503

Vicki Cover
Hawley Neighborhood Association
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Lincoln, NE 68503

Tim Francis
Hawley Neighborhood Association
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Lincoln, NE 68503

Ann Bleed
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Lincoln, NE 68503

Cara Bentrup
East Campus Community Organization
3936 Dudley St
Lincoln, NE 68503

Mary Eisenhart
East Campus Community Organization
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Lincoln, NE 68503

Sue Landholm
Everett Neighborhood Association
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Lincoln, NE 68502

Pat Anderson
Everett Neighborhood Association
c/o NWL at 2240 Q St
Lincoln, NE 68503

Daniel King
Greater South Neighborhood Association
2350 S. 34 St.
Lincoln, NE 68506

Ruth Johnson
Hartley Neighborhood Association
819 N. 33 St.
Lincoln, NE 68503

Curt Donaldson
Hartley Neighborhood Association
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Lincoln, NE 68503

Peggy Struwe
Hawley Area Association
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Lincoln, NE 68503

Kurt Elder
Haymarket Neighborhood Association
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Lincoln, NE 68508

L.J. Evermann
Irvingdale Neighborhood Association
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Lincoln, NE 68502

John Brown
Landon's Neighborhood Association
2201 Elba Circle
Lincoln, NE 68521

Rob Hackwith
Landon's Neighborhood Association
4210 N. 23 St.
Lincoln, NE 68521

Ed Patterson
Malone Neighborhood Association
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William Carver
Near South Neighborhood Association
2202 Washington St.
Lincoln, NE 68502

Annette McRoy
North Bottoms Neighborhood Association
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Lincoln, NE 68508

Lori Houle
South Salt Creek Community Organization
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Lincoln, NE 68508

P.C. Meza
South Salt Creek Community Organization
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Lincoln, NE 68502

Cherie Ayite
South Salt Creek Community Organization
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Lincoln, NE 68502

Vicky Dunn
University Place Community Organization
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Lincoln, NE 68507

Sally Bush
Irvingdale Neighborhood Association
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Lincoln, NE 68502

Carol Brown
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Lincoln, NE 68521

Barb Morley
Malone Neighborhood Association
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Lincoln, NE 68503

Near South Neighborhood Association
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Lincoln, NE 68501

Jim Friedman
Near South Neighborhood Association
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Lincoln, NE 68502

Teri Pope-Gonzalez
Salt Creek Area Neighborhood Association
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Lincoln, NE 68501

Steve Larrick
South Salt Creek Community Organization
920 S. 8th St.
Lincoln, NE 68508

Gary Irvin
South Salt Creek Community Organization
645 D St.
Lincoln, NE 68502

Coleen Seng
University Place Community Organization
6101 Walker Ave
Lincoln, NE 68505

Christopher Cashmere
West A Neighborhood Association
3510 W. Plum
Lincoln, NE 68522

Ron Zimmerman
West A Neighborhood Association
2333 W. Washington St.
Lincoln, NE 68522

Bill Hergott
West A Neighborhood Association
1710 W. Washington St.
Lincoln, NE 68522

Fred Freytag
Witherbee Neighborhood Association
530 S. 38th St.
Lincoln, NE 68510

Randy Smith
Woods Park Neighborhood Association
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James Garver
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Lincoln, NE 68510

Mike James
Woods Park Neighborhood Association
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Lincoln, NE 68510

Devon Wegner
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Lincoln, NE 68508

Carolene Skorohod
Skorohod Condominium Regime/Owners' Assn.
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Lincoln, NE 68505

Boyd Ready
Waterpark Owners' Association
PO Box 5462
Lincoln, NE 68505-5462

Windsor Square Condominium Association, Inc.
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Lincoln, NE 68508

William Vocasek
West A Neighborhood Association
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Lincoln, NE 68522

Richard Bagby
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Lincoln, NE 68510

Witherbee Neighborhood Association
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Lincoln, NE 68505

Jayne Sebby
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Lincoln, NE 68510

Richard Patterson
Woods Park Neighborhood Association
230 S. 29 St.
Lincoln, NE 68510

Becky Martin
Woods Park Neighborhood Association
338 S. 29 St.
Lincoln, NE 68510

Nancy Packard
Sewell Street from Bradford Dr-Winthrop Rd
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Lincoln, NE 68502-4148

Roger Ludemann
The Wayside Association, Inc.
1730 Memorial Drive
Lincoln, NE 68502

Maxine Sturzenegger
West Lincoln Neighborhood Association
2441 N. Main
Lincoln, NE 68521

Dave Landis
Urban Development

Wynn Hjermstad
Urban Development

Larry Hudkins, Chair
Lancaster County Board of Commissioners

Dr. Steve Joel, Superintendent
Lincoln Public Schools
P.O. Box 82889
Lincoln, NE 68501

Educational Service Unit #18
c/o David Myers
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Lincoln, NE 68501

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
1901 Y Street
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President
Southeast Community College
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Lincoln, NE 68510

Glenn Johnson
Lower Platte South NRD
P.O. Box 83581
Lincoln, NE 68501

Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

Bennie McCombs
McCombs Commercial Realty
6333 Apples Way, Suite 115
Lincoln, NE 68516

Derek Zimmerman
Baylor Evnen Law Firm
1248 O Street, Suite 600
Lincoln, Ne 68508-1499



LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT

555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov



ATTACHMENT "D"

November 7, 2014

TO: Neighborhood Associations/Organizations (within one-mile radius)
Larry Hudkins, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: Amendment to the Antelope Valley Redevelopment Plan
(23rd and O Street Redevelopment Project)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution approving and adopting the above-referenced proposed amendment to the **Antelope Valley Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, November 24, 2014, at 5:30 p.m.**, in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The proposed amendment adds the "23rd and O Street Project" which includes the rehabilitation and expansion of an existing retail building to be used for providing health services, on approximately 2.0 acres, more or less, generally located between O Street on the north, N Street on the south, South 23rd Street on the west and the north-south alley on the east. The project area includes adjacent rights-of-way of O Street, N Street and South 23rd Street. The Antelope Valley Redevelopment Plan area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate I-180 on the west; and the area east of Downtown is generally bounded by 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south, Lincoln, Lancaster County, Nebraska. A revised description of the proposed amendment is attached hereto for your information.

On October 29, 2014, the Lincoln-Lancaster County Planning Commission voted 7-0 to find the proposed amendment to the **Antelope Valley Redevelopment Plan** to be in conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan (Comprehensive Plan Conformance No. 14022).

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department (402-441-8211 or whjermstad@lincoln.ne.gov), or the project planner in the Planning Department, Paul Barnes (402-441-6372 or pbarnes@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on Monday, November 17, 2014, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, November 13, 2014. In the meantime, all information which has been submitted on this application may be found at www.lincoln.ne.gov (Keyword = PATS). Click on the "Selection Screen" under "Featured Links", type in the application number (i.e. CPC14022), click on "Search", then "Select". The "Related Documents" are at the bottom of the screen.

Sincerely,

Jean Preister
Administrative Officer

cc: Dave Landis, Urban Development
Wynn Hjermstad, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Derek Zimmerman, Attorney at Law
McCombs Commercial Realty

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ACCOMMODATION NOTICE: The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participation in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402-441-7624 as soon as possible before the scheduled meeting date in order to make your request.



TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, November 7, 2014 AND FRIDAY, November 14, 2014:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, November 24, 2014**, at 5:30 p.m., in the City Council Hearing Room, Room 112, on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (402-441-8211) or the Planning Department (402-441-7491):

A resolution requested by the Director of the Urban Development Department adopting a proposed amendment to the Antelope Valley Redevelopment Plan to add the "23rd and O Street Project" which includes the rehabilitation and expansion of an existing retail building to be used for providing health services, on approximately 2.0 acres, more or less, generally located between O Street on the north, N Street on the south, South 23rd Street on the west and the north-south alley on the east. The project area includes adjacent rights-of-way of O Street, N Street and South 23rd Street. The Antelope Valley Redevelopment Plan area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate I-180 on the west; and the area east of Downtown is generally bounded by 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south, Lincoln, Lancaster County, Nebraska.

Teresa Meier
City Clerk